012.0	0005	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	773,900 / 773,900
					USE VALUE:	773,900 / 773,900
					ASSESSED:	773,900 / 773,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		PRINCETON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ETHELL BRIAN THOMAS
Owner 2:	
Owner 3:	
Street 1:	23 PRINCETON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROWE RICHARD W -
Owner 2:	-
Street 1:	23 PRINCETON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .166 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Wood Shingle Exterior and 1659 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7239.000	232,300		541,600	773,900
Total Card	0.166	232,300		541,600	773,900
Total Parcel	0.166	232,300		541,600	773,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 466.63 | /Parcel: 466.63

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 9813

GIS Ref

GIS Ref

Insp Date 11/24/17

!1223!

PREVIOUS ASSESSMENT

Parcel ID 012.0-0005-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	232,300	0	7,239.	541,600	773,900		Year end	12/23/2021
2021	101	FV	224,000	0	7,239.	541,600	765,600		Year End Roll	12/10/2020
2020	101	FV	224,000	0	7,239.	541,600	765,600	765,600	Year End Roll	12/18/2019
2019	101	FV	187,400	0	7,239.	700,900	888,300	888,300	Year End Roll	1/3/2019
2018	101	FV	188,700	0	7,239.	446,000	634,700	634,700	Year End Roll	12/20/2017
2017	101	FV	188,700	0	7,239.	407,800	596,500	596,500	Year End Roll	1/3/2017
2016	101	FV	188,700	0	7,239.	331,300	520,000	520,000	Year End	1/4/2016
2015	101	FV	176,600	0	7,239.	331,300	507,900	507,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:42:47

LAST REV

Date	Time
01/07/19	16:36:06
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1223

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROWE RICHARD W,	1511-62		7/11/2017		835,000	No	No		
ROWE RICHARD W/	1273-143		8/29/2003	Family	1	No	No		
BADE WILLIAM	1157-27		6/14/1996		240,000	No	No		Y

USER DEFINED

Prior Id # 1:	9813
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2010	2119	New Wind	6,000					REPL 14 WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
11/24/2017	Inspected	PH	Patrick H
11/16/2017	MEAS&NOTICE	BS	Barbara S
1/30/2009	Meas/Inspect	189	PATRIOT
11/6/1999	Inspected	263	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	264	PATRIOT
8/24/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7239		Sq. Ft.	Site		0	85.	0.88	2									541,594						541,600	

Total AC/HA:	0.16618	Total SF/SM:	7239	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	541,594	Spl Credit		Total:	541,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.28310215
Const Adj.:	0.98990101
Adj $ / SQ:	139.716
Other Features:	68582
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	336719
Depreciation:	104383
Depreciated Total:	232336

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

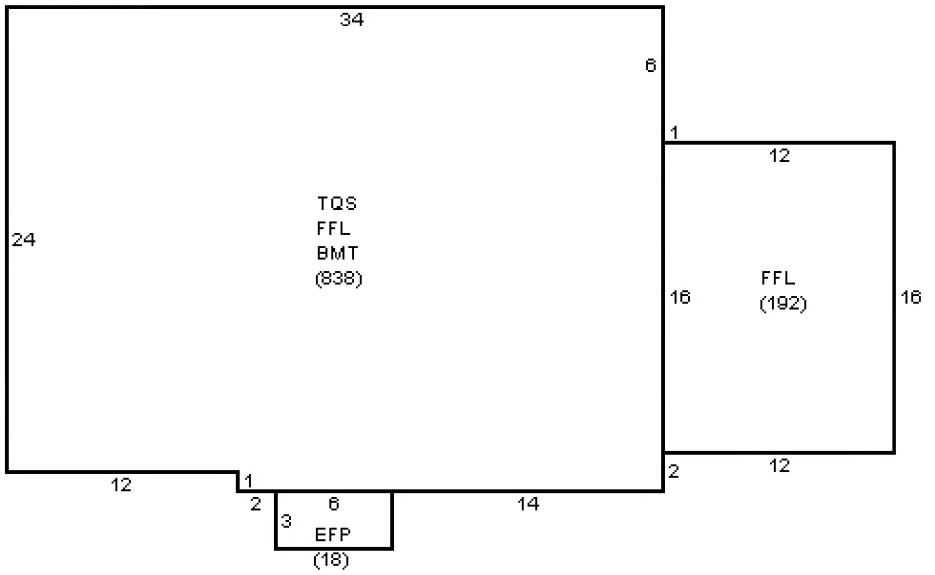
No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	139.72
Special Features:	0	Val/Su Net:	92.37
Final Total:	232300	Val/Su SzAd	140.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,030	139.720	143,907
BMT	Basement	838	41.910	35,125
TQS	3/4 Story	629	139.720	87,811
EFP	Enclos Porch	18	71.870	1,294
	Net Sketched Area:	2,515	Total:	268,137
Size Ad	1658.5	Gross Area	2724	FinArea 1659

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

012.0-0005-0010.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: